2661

(1) Bk436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

John McDougal

Affiant

Subscribed and sworn to me on August 16, 2006.

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

June E. Rowell
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/17/06 14:03 2 pgs
Fees:13.00 Taxes:906.50

20060817-0101721

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21881SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason Norberg 4202 Idaho Avenue Nashville, TN 37209	SAME AS NEW OWNER	1-103.04-0-027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John McDougal, unmarried and Sandy McDougal-Foster, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jason Norberg, unmarried hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 of Block 5 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John A. McDougal, an unmarried person and Sandy McDougal-Foster, an unmarried person, by Warranty Deed from Walter E. Perry, Jr., and wife, Deborah A. Perry, of record as Instrument No. 20060516-0057382, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4202 Idaho, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on August 16, 2006.

John McDougal

Sandy McDougal-Foster

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 16, 2006, before me personally appeared John McDougal and Sandy McDougal-Foster to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal on August 16, 2006.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE